

THE ISLAND AT SPRINGS RANCH
HOMEOWNERS ASSOCIATION ANNUAL MEETING

Minutes for October 15, 2021

The meeting was called to order at 6:00 p.m. at the Hilltop Baptist Church by Vice-President Bill Heldt. Other Board members present were Bob Gadd, Rita Steinhauer and Scott Bruce. Jerry Huscher and Reagan Clark, Z&R Property Management and Tressa Bishop, USI Insurance were also present.

CALL TO ORDER

1. Roll Call
Jerry Huscher and Reagan Clark, Z&R property managers, signed residents in and accepted proxies at the door.
2. Proof of Waiver of Notice
The HOA by-laws state that a quorum consists of 10% of households. Jerry said we had a quorum. 45 households are present, and 20 proxies were received.
3. October 21, 2020 Annual Meeting Minutes
Minutes of the October 21, 2020 annual (Zoom) meeting were approved without change by acclamation.

A. REPORTS

1. President's and Landscaping Report, Bill Heldt.
 - a. We finished restoring the remaining corner flower beds and added drip lines in place of the old sprinklers. We utilized a new sprinkler system AI software program which prioritizes the areas that need water. This system in combination with the two chemical polymer treatments we put down has saved us \$9000 so far and has kept us in compliance with the Colorado Springs Utilities mandated water limits. The sprinkler system will be blown out and shut down for the season next week.
 - b. Several lawns were overseeded last Spring/Summer due to Winterkill. \$17,000 of mulch (this is only done about every 3 years) was laid around houses without rocks. 16 evergreen trees were removed from the corner of garages and were replaced by flowering bushes. More overgrown evergreen trees and dead aspen trees are on a list to be removed as funds become available.
 - c. Fall leaf clean-up will occur twice, first between October 31st and Thanksgiving and second between Thanksgiving and Christmas. Fall and Spring gutter cleanings cost about \$3000 each and the Fall cleaning will be scheduled after most of the leaves have fallen.
 - d. We are looking for solutions to restore the lighting for the flagpole and mailbox. The power was coming from a near by home and the new homeowner does not want the electrical hooked up to his house. We are looking at solar powered lights as well as tying into Classic homes when they put up their mailboxes near ours.
 - e. Classic Homes will open their Sales Center on Tutt October 30th.
 - f. Design Bids are out for proposal for Coleman Park. \$380,000 is dedicated to this phase. There is a lengthy process to include public comment before any actual work begins.

- g. Island Residents are reminded that they should communicate to the Board through the Property Manager (Z&R), Jerry Huscher and/or Reagan Clark with problems concerning landscaping, gutters, insurance, etc. and for the submission of Architectural Improvement Request Form(s). Please do not direct these concerns to former Board Members.

2. Financial Report by Treasurer Bob Gadd.

- a. Bob reported that there would be an increase in the dues of \$55 per month from \$310 to \$365. The increase is primarily due to an approximately four-fold increase in insurance costs over the past three years.
- b. Tressa Bishop from USI Insurance discussed the insurance cost increase which is primarily due to an accumulation of catastrophic losses in Colorado. Insurers have raised policy costs especially for wind and/or hail damage. Some insurance carriers have pulled out of Colorado altogether. The policy we currently have, while not cheap, covers the most for the least cost of those that were reviewed. She cautioned Island Residents to make sure that their individual HO6 policies would cover at least a \$25,000 Loss Assessment payment.
- c. 2021 Budget Review – The budget is over cost for the year and the reserves have not been funded since July 2021. As the Special Insurance Assessment Funds are applied to the budget, we should be able to reduce the deficit to near zero by the end of the year.
- d. 2022 Budget Ratification – Jan Hardison, 4075 Greens Drive recommended ratification of the 2022 Budget and Skip Wall, 4235 Greens Drive seconded. Motion Carried.

B. NEW BUSINESS

Board positions for Clare Sumner, Rita Steinhauer and Bob Gadd expire this year. Bob volunteered to run again. Ken Hardison, 4075 Greens Drive and Willy Wooten, 4210 Greens Drive volunteered to serve. All were approved by acclamation.

C. ANNOUNCEMENTS

1. Jan Hardison, 4075 Greens Drive, announced that The Island Cookie Exchange and Christmas Dinner will not be held again this year. She hopes that we can schedule an event in February 2022.
2. Jan also announced that the Christmas Charity this year for the Islands will be Reclaiming Hope (formerly Restored Innocence). This organization provides care for survivors of sex trafficking. She passed out flyers with information on how to participate. A flyer is also posted on the Community Bulletin Board.

D. ADJOURNMENT

Vice-President Bill Heldt hearing no objections, adjourned the meeting at 8:05 p.m.

Submitted by: Scott Bruce
 Secretary, HOA Board
 The Island

Approval date: October 19, 2021